



# CUMULUS

DISTRICT

LOS ANGELES



WELCOME TO THE DISTRICT

3321 S LA CIENEGA BLVD.

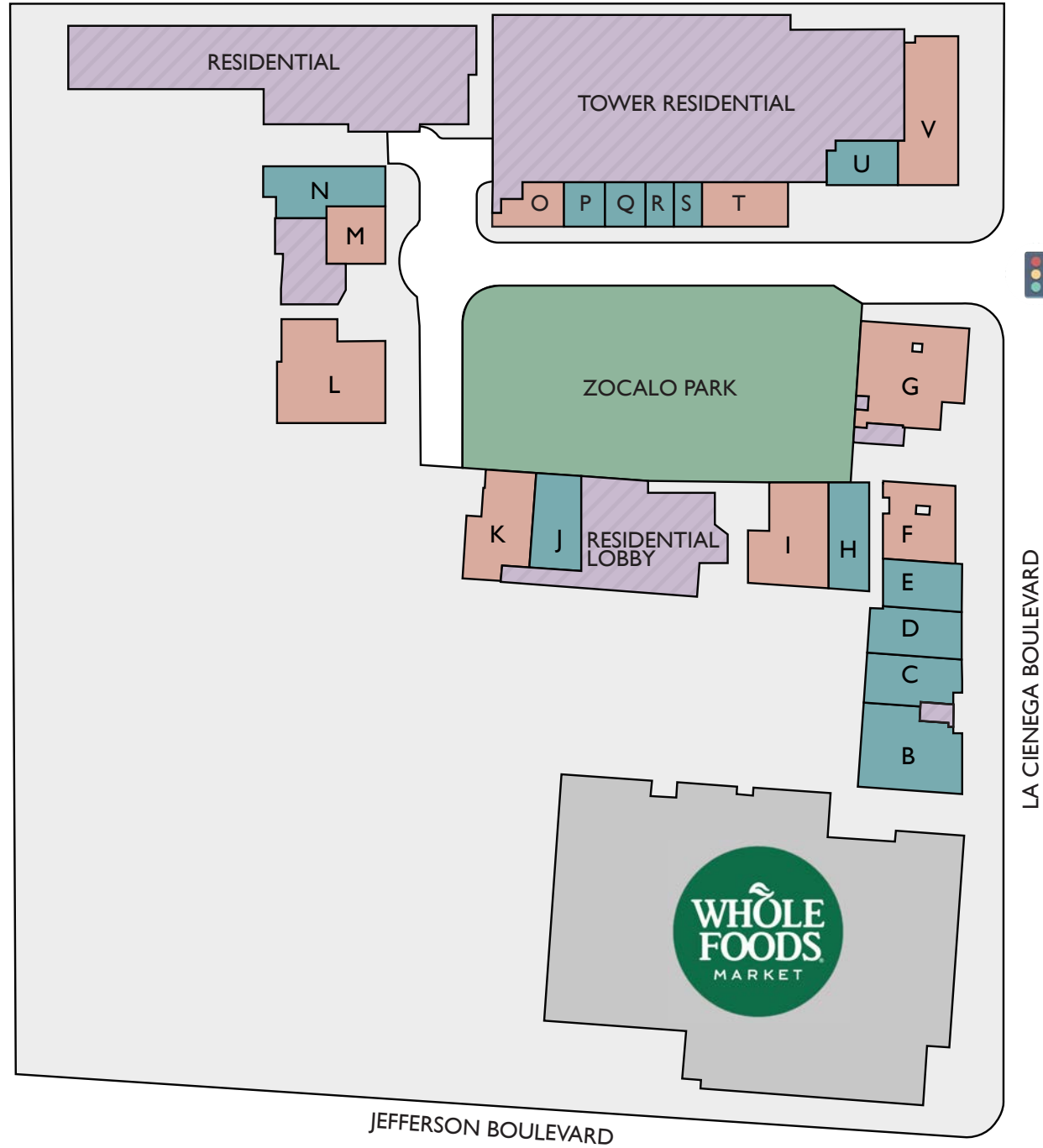
SPRING 2021  
DELIVERY

FALL 2021  
OPENING





# RETAIL FOR LEASE



## KEY

- RESTAURANT
- RETAIL
- WHOLE FOODS

<b>B</b> 3,580 SF	<b>I</b> 3,000 SF	<b>P</b> 829 SF
<b>C</b> 2,070 SF	<b>J</b> 2,060 SF	<b>Q</b> 829 SF
<b>D</b> 2,001 SF	<b>K</b> 2,800 SF	<b>R</b> 572 SF
<b>E</b> 1,711 SF	<b>L</b> 4,550 SF	<b>S</b> 572 SF
<b>F</b> 2,499 SF	<b>M</b> 1,773 SF	<b>T</b> 1,743 SF
<b>G</b> 4,679 SF	<b>N</b> 2,200 SF	<b>U</b> 1,300 SF
<b>H</b> 2,278 SF	<b>O</b> 1,173 SF	<b>V</b> 3,816 SF



LA CIENEGA BOULEVARD



LA CIENEGA/JEFFERSON STATION ON OPPOSITE CORNER



**50,000 SF RETAIL FOR LEASE**  
restaurant / retail / fitness / fashion

**WHOLE FOODS MARKET**  
anchored by 50,000 SF gourmet grocer

**1,210 APARTMENTS**  
curated high-rise & mid-rise residences ranging from studios to penthouses

**383 PARKING SPACES**  
designated for retail

**1 ACRE ZOCALO PARK**  
activated public park with retail





# 1 ACRE PUBLIC PARK

Grounded by a dynamic all-day park and gathering place, Cumulus District brings sustainable living, open space, and community events and activation to its urban neighborhood.



**VIBRANT ZOCALO**





## URBAN CHIC

Residents in the Urban Chic segment are busy, tech-savvy, well-educated consumers. They travel extensively, love books and movies, and shop and eat at upscale establishments.



## INTERNATIONAL MARKETPLACE

The Culver City corridor reflects the rich cultural fabric of Los Angeles. Striving to get ahead, the International Marketplace segment cares about style, and values being in tune with nature.



## TRENDSETTERS

Nearly one third of area residents qualify as Trendsetters. These single high earners spend their disposable income on upscale city living — fashion, dining out, and entertainment.

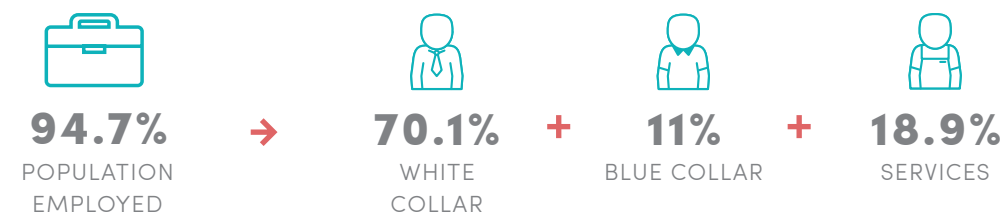
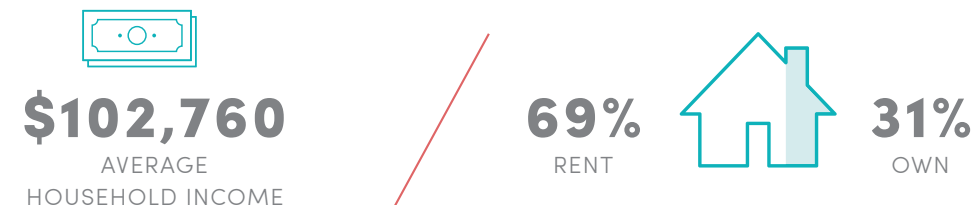
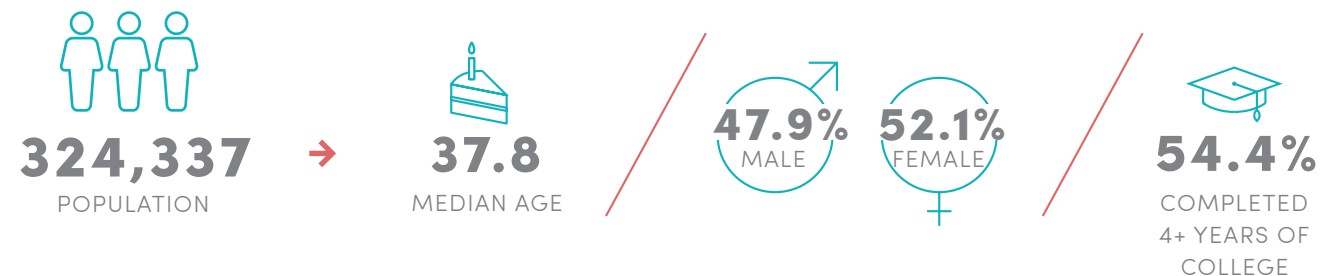


## CITY LIGHTS

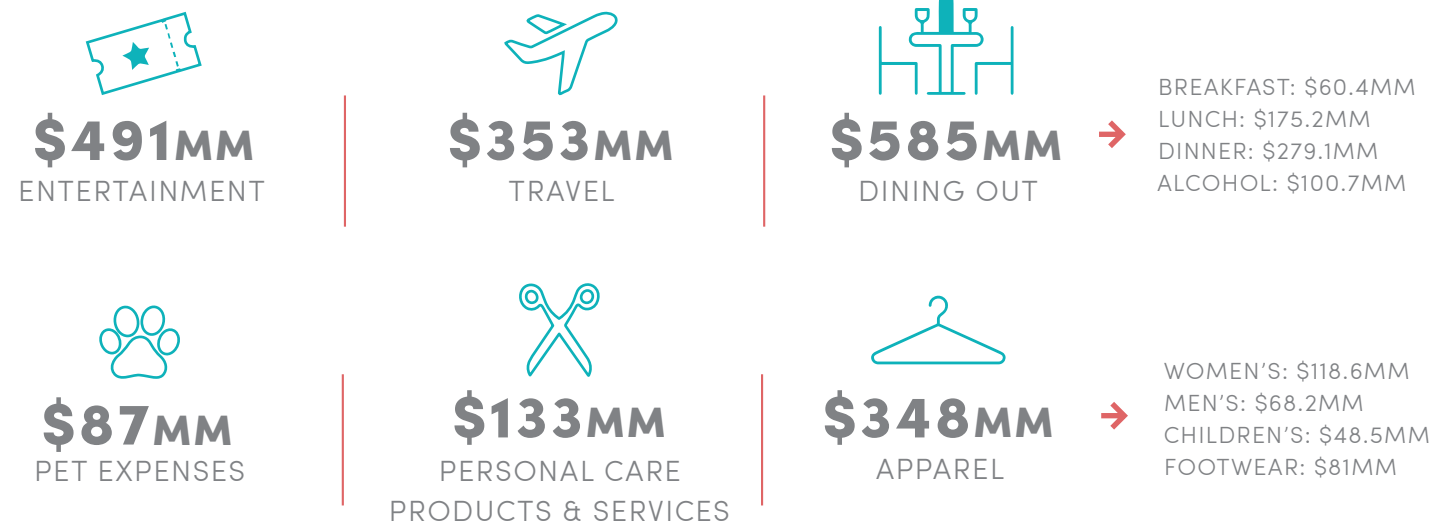
The area's diverse, dynamic character shines through in City Lights — health-conscious residents with a passion for social justice. They are willing to pay for natural products and brands they trust.

## DEMOGRAPHIC SNAPSHOT

3-MILE RADIUS



## RETAIL SPENDING





# THE PERFECT LINEUP



Transit-oriented and perfectly positioned between the beach and DTLA, Cumulus District is a stop on the Expo Line and near commuter routes to local destinations.

## DRIVE TIMES

<b>10 MINS</b>	<b>20 MINS</b>	<b>30 MINS</b>
Beverly Hills	DTLA	Manhattan Beach
Santa Monica	West Hollywood	Pasadena
West LA	Venice	Studio City
Marina Del Rey	Silver Lake	Glendale
Playa Vista	Hollywood	Calabasas
	LAX	



**64K+**  
riders per day on the Expo Line

**130K+**  
cars per day passing through intersection at Jefferson and La Cienega





# THE NEW LA SCENE



## ATTRACTIONS

- Arclight Theater
- Baldwin Hills Scenic Overlook
- Ballona Creek Bike Path
- Culver City Farmers Market
- Culver Hotel
- Ivy Station Hotel
- Kirk Douglas Theater
- Museum Of Jurassic Technology

## COFFEE

- Adams Coffee Shop
- Bar Nine
- Boba Guys
- Cjs Café
- Cognoscenti Coffee
- Conservatory For Coffee & Tea
- Highly Likely

## DAILY

- Co-Opportunity Natural Foods
- CVS
- Ralphs
- Sprouts
- Superior Grocers
- Trader Joes

## DRINKS

- Blind Barber
- Brunello Trattoria
- City Tavern Culver City
- Industry Cafe & Jazz
- Mandrake Bar
- Public School 310
- Seventy7 Lounge
- The Velvet Lounge

## FITNESS

- Cliffs Of Id
- Equinox
- Orange Theory Fitness
- Shanti Yoga
- Soul Cycle
- Sweat Pilates

## RETAIL

- Helm's Bakery District (150,000 SF)
- Culver Steps (35,000 SF)
- Hi-Lo Liquor Market
- Ivy Station (47,000 SF)
- Midland Shop
- Platform (50,000 SF)
- Rolling Greens

## RESTAURANTS

- Alta
- Akasha
- Amacita
- Coolhaus
- Delicious Pizza
- Destroyer
- Fathers Office
- JR's Barbeque
- Loqui
- Lukshon
- Margot
- Mian
- Mizlada
- Open Face Food Shop
- Roberta's
- Tender Greens
- Vespertine





# IMAGINE THE POSSIBILITIES

Cumulus District is a cultural placemaker like no other, shifting the paradigm for LA living with a dynamic, amenity-rich community in an unmatched location.



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DELIVERY

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**CARMEL**  
PARTNERS

**CBRE**



**LEASING TEAM**

**TIMOTHY L. BOWER**

Senior Vice President  
Lic. 00864693  
+1 310 550 2521  
tim.bower@cbre.com

**ZACHARY CARD**

Vice President  
Lic. 01717802  
+1 310 550 2542  
zachary.card@cbre.com

**ERIK KRASNEY**

Lic. 01970585  
+1 310 550 2680  
erik.krasney@cbre.com

**JENSEN TONER**

Lic. 02059080  
+1 310 550 2605  
jensen.toner@cbre.com



# NEW HORIZONS



**CUMULUS**  
DISTRICT  
LOS ANGELES

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